



Presentation to the Gilchrist Center Baltimore- Joseph Richey House Board Meeting

Monday, June 5, 2017
6:00 pm



In partnership with faith-based and community organizations, GEDCO provides affordable housing, supportive services, and emergency assistance to community residents.

- **GEDCO impacts over 8,500 individuals a year**
- **GEDCO is an non-profit community based organization that addresses poverty, homelessness, hunger, senior engagement, unemployment and affordable housing**
- **56 Member Organizations consisting of churches, synagogues, higher learning institutions, hospitals, community organizations**
- **GEDCO currently owns, manages, operates 14 facilities in Baltimore City**
- **GEDCO currently houses over 550 plus individuals**
- **Master Developer of Stadium Place, a national model for a continuum of care mixed-income senior housing community**

GEDCO RESPONDS TO

Hunger, Poverty, and Unemployment

North East Food Pantry

CARES

CARES Career Connection

Homelessness

Micah House

Harford House

Justice Housing

Senior Affordable Housing and Isolation

Stadium Place

Gallagher Mansion

Harford Senior Center

Senior Network of North Baltimore

Affordable Housing and Supportive Services for Special Needs Populations

Ascension Homes

Epiphany House

GEDCO



Future Joseph Richey House



Future Elkader Way Site

- 86 senior apartment homes



Heritage Run

- 32 market rate apartments



Ednor Apartments I & II

- 194 LIHTC apartments



Weinberg Courts

- 70 one bedroom apartments



Venable Apartments II

- 74 one bedroom apartments



Green House Residences

- 49 bed short and long term facility.



Y of Central Maryland

- Recreational amenities



Thanksgiving Place

- Community/Meditative Garden



Future Village Center

- 70 Market Rate units with 30K retail

An architectural rendering of the Stadium Place development. The central feature is a large, circular green field, likely a sports field or park, surrounded by a circular path. Several multi-story residential buildings are arranged around the perimeter of the field. The buildings have a mix of brown and tan colors. There are also parking areas and smaller green spaces interspersed between the buildings. The overall design is modern and community-oriented.

STADIUM PLACE is the culmination of **25 years of vision**, cooperative work and successful development between GEDCO and its many partnerships.

In addition to the funding provided to demolish Memorial Stadium.....

- **Baltimore City** has contributed over **\$3.175 Million**
- **State of Maryland** has contributed approximately **\$20 Million**
- **HUD** has contributed approximately **\$10.8 Million**

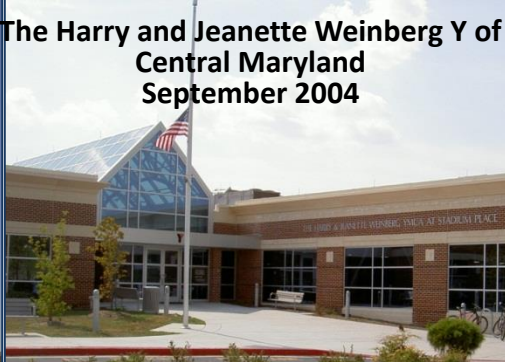
To providing decent, affordable, and safe housing for seniors **62 years and older** at Stadium Place.

Stadium Place is a **\$100 Million** investment, demonstrating that older adults of moderate means can enjoy the same amenities typically available only to the more affluent.

**The Harry and Jeanette Weinberg Courts
HUD 202 completed April 2004**



**The Harry and Jeanette Weinberg Y of
Central Maryland
September 2004**



**Ednor Apartments
1st LIHTC project completed
December 2004**



**Ednor Apartments II
2nd LIHTC project completed
September 2008**



**The Harry and Jeanette Weinberg Green
House Residences at Stadium Place
Completed April 2012**



**Venable Apartments II
2nd HUD 202 project completed August
2006**



**Heritage Run At Stadium Place
1st full market rate community
completed July 2014**



**Thanksgiving Place
Common space for residents/surrounding
community August 2004 - November 2007**





Stadium Place is a One stop shop

Through our various partnerships, we are able to provide our seniors with the tools they need to age “Wise and Well” at NO COSTS!!

- Aging Well – Living Workshop Series:
- Maryland Food Bank
- Baltimore City Department office of Aging and Care Services
- Baltimore Neighborhood Collaborative
- Johns Hopkins Hospital Health Mentor Program
- Intergenerational Partners
- Loan Closet
- Wrap around services
- Transportation



“a healthy community is one that embraces the belief that health is more than merely an absence of disease; a healthy community includes those elements that enable people to maintain a high quality of life and productivity”

- GEDCO's Senior Services Team



“We connect virtually and in person with member organizations to fulfill GEDCO’s mission to provide supportive services and emergency assistance to community residents.”



With our Senior Services Staff, Member Organization Partnerships, and Community Partners, we provide the following services to our GEDCO seniors:



Volunteer Bingo & Lunch

Assessments
Advocate for the residents
Conflict Resolution
Case Management
Family Support
Provide Transportation information
Community resources
Help residents form residential council
Bring new services to Stadium Place
Listen
Solicit on-going resident input into programs and service offered
Recruit Volunteers
Encourage Social Stimulation
Empower the residents to be self sufficient
Selecting keynotes for luncheon event
Planning for food drives
Educate
Mediation



- GEDCO's Proposed Role in the Development of The Joseph Richey House:
 - Master Developer
 - Entitlements
 - Preparing site plan
 - Community presentations
 - Planning Commission Approval/Permitting
 - Development Consultant
 - Managing Development process from concept to construction completion.



FOUNDED IN 1967

50-PERSON **WBE FIRM**

BALTIMORE-BASED, OFFICE IN RICHMOND

**NATIONALLY
RECOGNIZED** FOR DESIGN EXCELLENCE

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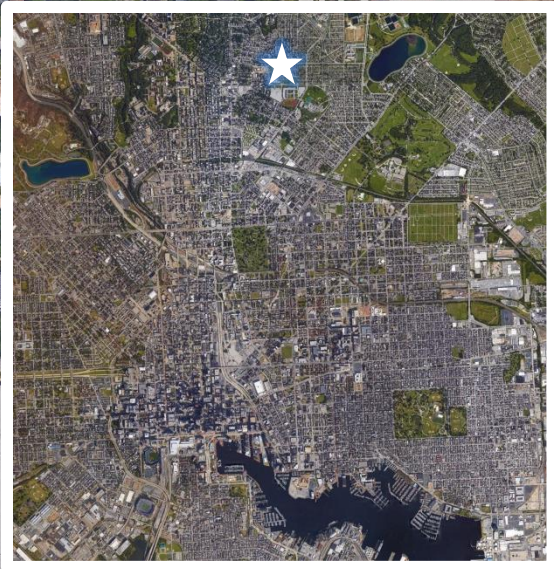
PENNSYLVANIA DBE/SBE
MARYLAND MBE/DBE/SBE
BALTIMORE CITY WBE

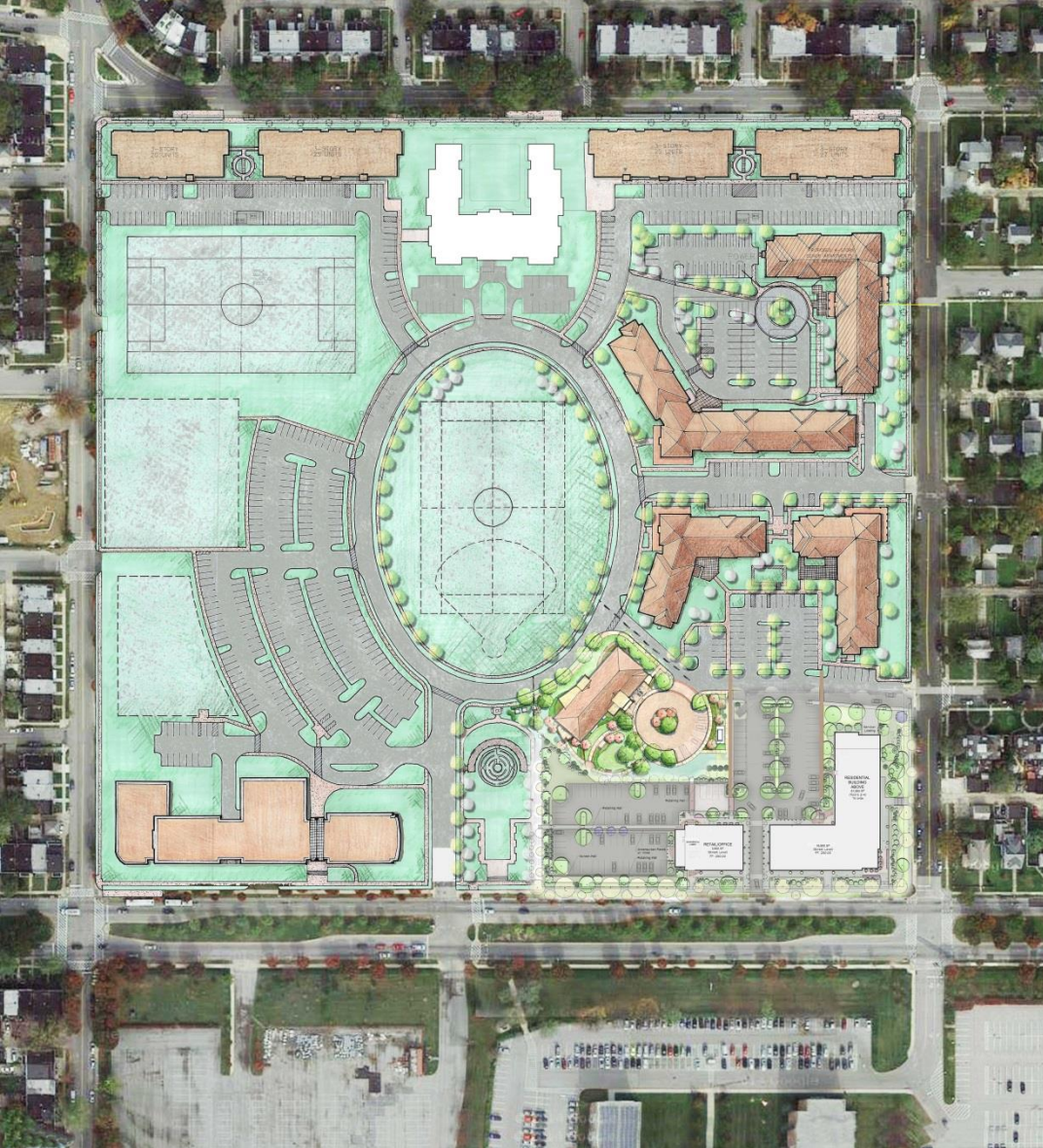














SOUTH



WEST (EAST SIM.)



COURTYARD ELEVATION - ONE STORY ABOVE GRADE

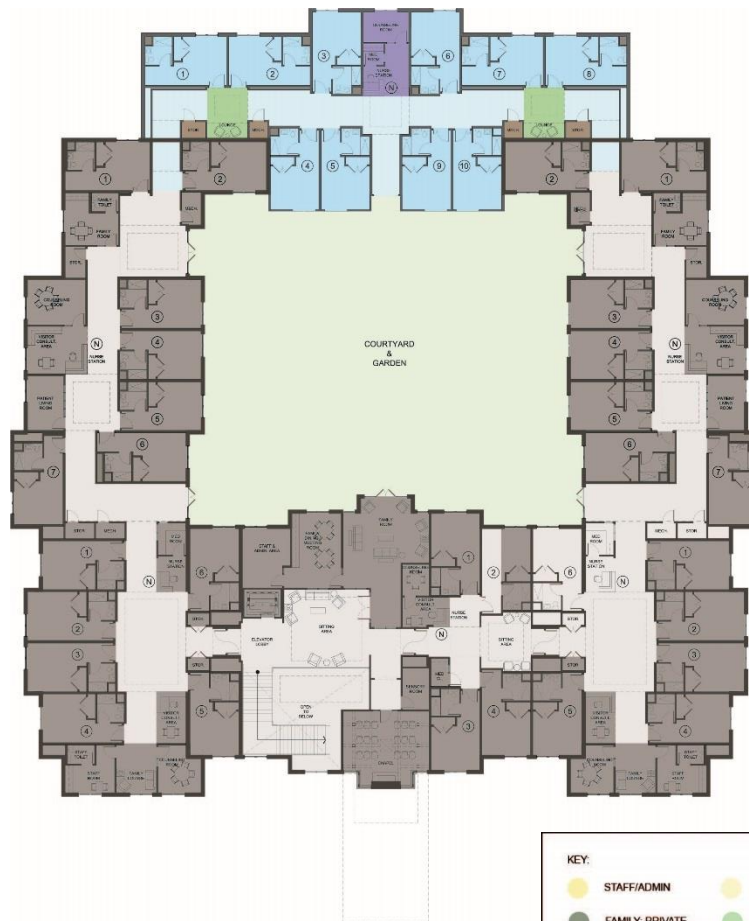
SECTION THRU TWO-STORY WING



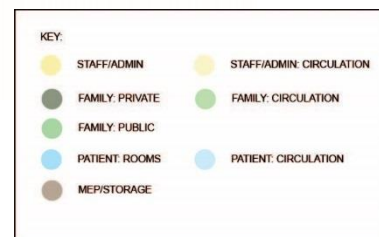
FIRST FLOOR



SECOND FLOOR PHASE 1



SECOND FLOOR PHASE 2





- Questions/Answers